

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Niyah Smith-Walker
Sheldon L. Walker

Debtor(s)

CHAPTER 13

U.S. BANK NATIONAL ASSOCIATION, (AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY)

Movant

NO. 18-13616 MDC

vs.

Niyah Smith-Walker
Sheldon L. Walker

Debtor(s)

11 U.S.C. Section 362

William C. Miller Esq.

Trustee

**MOTION OF U.S. BANK NATIONAL ASSOCIATION, (AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE AGENCY)
FOR RELIEF FROM THE AUTOMATIC STAY
UNDER SECTION 362**

1. Movant is U.S. BANK NATIONAL ASSOCIATION, (AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY).

2. Debtor(s) is/are the owner(s) of the premises 6059 Lawndale Street, Philadelphia, PA 19111, hereinafter referred to as the mortgaged premises.

3. Movant is the holder of a mortgage, original principal amount of \$140,409.00 on the mortgaged premises that was executed on October 13, 2009. Said mortgage was recorded on October 16, 2009 at Doc ID: 52131438 The Mortgage was subsequently assigned to Movant by way of Assignment of Mortgage recorded on April 2, 2013, at Doc ID: 52618912 in Philadelphia County.

4. William C. Miller Esq., is the Trustee appointed by the Court.

5. The commencement and/or continuation of the mortgage foreclosure proceedings by reason of non-payment of monthly mortgage payments were stayed by the filing of a Chapter 13 Petition in Bankruptcy by the Debtor(s).

6. Debtor(s) has/have failed to make the monthly post-petition mortgage payments in the amount of \$1,066.00 for the months of July 2018 through October 2018 and \$1,069.00 for the months of November 2018 through January 2019.

7. In addition to the other amounts due to Movant reflected in this Motion, as of the date hereof, in connection with seeking the relief requested in this Motion, Movant has also incurred \$850.00 in legal fees and \$181.00 in legal costs. Movant reserves all rights to seek an award or allowance of such fees and expenses in accordance with applicable loan documents and related agreements, the Bankruptcy Code and otherwise applicable law.

8. The total amount necessary to reinstate the loan post-petition is \$7,471.00 (plus attorney's fees & costs).

9. Movant is entitled to relief from stay for cause.

10. Movant further seeks relief in order to, at its option, offer, provide and enter into any potential forbearance agreement, loan modification, refinance agreement or other loan workout/loss mitigation agreement. Movant may contact Debtor(s) via telephone or written correspondence to offer such an agreement. Any such agreement shall be non-recourse unless included in a reaffirmation agreement.

11. This motion and the averments contained therein do not constitute a waiver by Movant of its right to seek reimbursement of any amounts not included in this motion, including fees and costs, due under the terms of the mortgage and applicable law.

WHEREFORE, Movant prays that an Order be entered modifying the Stay and permitting Movant to proceed with its mortgage foreclosure on the mortgaged premises, and to allow the Sheriff's Grantee to take any legal action to enforce its right to possession of the mortgage premises. Further, Movant prays that an Order be entered awarding Movant the costs of this suit, reasonable attorney's fees in accordance with the mortgage document and current law together with interest.

/s/ Kevin G. McDonald, Esquire
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